

CPP ANNUAL USE OF CAPITAL SURVEY - 2010



NAME OF INSTITUTION

(Include Holding Company Where Applicable)

Community West Bank (holding company - Community West Bancshares)

Point of Contact:	Greg Morrisey	RSSD: (For Bank Holding Companies)	2626299
UST Sequence Number:	82	Docket Number: (For Thrift Holding Companies)	
CPP/CDCI Funds Received:	0	FDIC Certificate Number: (For Depository Institutions)	27572
CPP/CDCI Funds Repaid to Date:		Credit Union Charter Number: (For Credit Unions)	
Date Funded (first funding):	N/A	City:	Goleta
Date Repaid ¹ :	N/A	State:	California

¹If repayment was incremental, please enter the most recent repayment date.

American taxpayers are quite interested in knowing how banks have used the money that Treasury has invested under the Capital Purchase Program (CPP) and Community Development Capital Initiative (CDCI). To answer that question, Treasury is seeking responses that describe generally how the CPP/CDCI investment has affected the operation of your business. We understand that once received, the cash associated with TARP funding is indistinguishable from other cash sources, unless the funds were segregated, and therefore it may not be feasible to identify precisely how the CPP/CDCI investment was deployed or how many CPP/CDCI dollars were allocated to each use. Nevertheless, we ask you to provide as much information as you can about how you have used the capital Treasury has provided, and how your uses of that capital have changed over time. Treasury will be pairing this survey with a summary of certain balance sheet and other financial data from your institution's regulatory filings, so to the extent you find it helpful to do so, please feel free to refer to your institution's quarterly call reports to illustrate your answers. This is your opportunity to speak to the taxpayers in your own words, which will be posted on our website.

What specific ways did your institution utilize CPP/CDCI capital? Check all that apply and elaborate as appropriate, especially if the uses have shifted over time. Your responses should reflect actions taken over the past year (or for the portion of the year in which CPP/CDCI funds were outstanding).

☒ **Increase lending or reduce lending less than otherwise would have occurred.**

Without the capital from the CPP, the Bank would have had to reduce its portfolio by 10% or \$61,036,000. This would have been accomplished by curtailing lending completely and selling a portion of the existing loan portfolio.

☒ **To the extent the funds supported increased lending, please describe the major type of loans, if possible (residential mortgage loans, commercial mortgage loans, small business loans, etc.).**

With the assistance of the funds, the Bank has remained active in SBA lending, commercial/industrial lending, retail mortgage/consumer lending and commercial mortgage lending.

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☐ Increase securities purchased (ABS, MBS, etc.).

☐ Make other investments.

☐ Increase reserves for non-performing assets.

☐ Reduce borrowings.

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☐ Increase charge-offs.

☐ Purchase another financial institution or purchase assets from another financial institution.

☐ Held as non-leveraged increase to total capital.

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What actions were you able to avoid because of the capital infusion of CPP/CDCI funds?

At 12/31/10, the Bank had total assets of \$667,211,000 with Tier 1 capital of \$62,494,000. Of this capital, \$14,000,000 was related to CCP. If this capital was removed from the Bank and the Bank was required to maintain an 8.0% tier 1 ratio, the asset size of the Bank would need to be reduced to \$606,175,000. This would have been accomplished through the sale of assets and reduced lending activity. At 12/31/10, the Bank had total loans of \$593,934,000. If capital were restrained as described in this paragraph, loans would have needed to total \$532,898,000. This translates into a reduction in lending activity of \$61,036,000 or 10% of the Bank's 12/31/10 loan portfolio.

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What actions were you able to take that you may not have taken without the capital infusion of CPP/CDCI funds?

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Please describe any other actions that you were able to undertake with the capital infusion of CPP/CDCI funds.